



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext. 1120 • FAX (508) 839-4602  
www.grafton-ma.gov

**PLANNING BOARD**

**Proposed Zoning Amendment  
2016 Spring Annual Town Meeting**

To see if the Town will vote to amend the Zoning By-Laws by adding the following:

1. ZBL Section 12 entitled Village Mixed Use District, Subsection 12.2 Applicability to include the proposed language underlined below:

12.2 Applicability and Administration

12.2.1 The Village Mixed Use (VMU) District is hereby established and consists of those areas shown on the Town of Grafton Zoning Map on file with the Town Clerk. The District boundaries are as indicated on the Map.

12.2.2 The site and design guideline criteria within this Section shall be applicable to all residential buildings with two or more units and non-residential developments within the district. This includes any new building construction; a change in building use (adaptive reuse of an existing building) or a significant alteration of the existing building facades; work which results in the increase of floor area through either an addition to the principal structure; addition of a new accessory structure, or significant change to an existing accessory structure; or any activity requiring a new curb cut.

12.2.2.1 It is recommended that Applicants for project in the VMUD consult with Town departments and officials prior to the submission of an application under this bylaw.

12.2.2.2. Prior to the issuance of a building permit for a project proposed in the VMUD, the applicant shall submit a site plan and material demonstrating compliance with Section 12.7 through Section 12.9 of this By-law. Site Plan and supportive materials shall be reviewed by the Town Planner for conformance with the performance standards and purpose of this bylaw and an advisory opinion shall be prepared for consideration by the Building Inspector. Advisory opinion may include recommendations for conformance with the performance standards and intent of the bylaw, which may require the amendments or changes to the design prior to issuance of a building permit.

12.2.3 The Planning Board shall be the permit granting authority for the Village Mixed Use District.

12.2.4. Affordability: For projects greater than eight residential units, projects must include affordable housing units as specified below:

12.2.4.1 Ownership Units. For all Projects where the Affordable Units proposed are Homeownership Units, not less than twenty percent (20%) of the total housing units constructed in a Project shall be Affordable Housing.

12.2.4.2 For all Projects where the Affordable Units proposed are Rental Units not less than twenty five percent (25%) of total housing units in any building containing rental units shall be Affordable Housing;

12.2.4.3 For purposes of calculating the number of units of Affordable Housing required within a Project, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.

12.2.4.4 Affordable Units shall comply with requirements of Massachusetts Executive Office of Housing and Economic Development requirements for counting towards the Town's Subsidized Housing Inventory.

2. ZBL Section 12 entitled "Village Mixed Use District," Subsection 12.4 Entitled "Permitted and Prohibited Uses" and Subsection 12.5 entitled "Restrictions" to include the proposed language underlined below:

#### 12.4 Permitted and Prohibited Uses

##### 12.4.1 Allowed Uses

The following uses are allowed as of right in the VMU district:

- a.) Mixed-use developments
- b.) Multi-family dwelling up to 8 units per acre only in mixed-use development
- c.) Community and/or neighborhood centers
- d.) Retail up to 5,000 sq. ft.
- e.) Personal and consumer services up to 5,000 sq. ft.
- f.) Restaurants (no drive-up window)
- g.) Medical/dental offices
- h.) Offices
- i.) Banks (no drive-up window)
- j.) Bed and breakfast
- k.) Indoor recreation
- l.) Artist Live/Work/Gallery
- m.) Nanobrewery
- n.) Brewpub

##### 12.4.2 Allowed Uses by Special Permit

- a.) Retail over 5,000 sq. ft., but no larger than 15,000 sq. ft.
- b.) Personal and consumer services over 5,000 sq. ft., but no larger than 15,000 sq. Ft.
- c.) Multi-family dwelling without a mixed-use component, where it can be demonstrated that a commercial component is not financially viable or where such a use would be inconsistent with adjacent uses.
- d.) Multi-family dwelling in excess of 8 units per acre for parcels less than 2 acres in size and within an existing structure(s), where redevelopment of a structure or structures can accommodate greater than 8 units per acre, not to exceed 16 units per acre, and would be consistent with the architecture of the building(s) and intent of the district.
- e.) Microbrewery

##### 12.4.3 Prohibited Uses

- a.) Golf course
- b.) Outdoor golf driving range or mini-golf
- c.) Retail, personal/consumer services, banks, etc. with drive-up windows
- d.) Nursing/convalescent homes

##### 12.5 Restrictions

12.5.1 Location and Distribution of Uses. The ground floor of a commercial building or mixed use building (any combination of retail, office, and residential) shall be occupied by commercial uses only. For projects consisting of multiple buildings, commercial use shall be required for the principal building and residential may be permitted on the first floor of secondary buildings upon issuance of a special permit.

12.5.2 Maximum residential density shall be eight dwelling units per acre, unless allowed through the issuance of a special permit pursuant to 12.4.2.d.